



YorkshireWater

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Your Ref: 2021/93006

Our Ref: X014947

29th March 2023

Dear Sir/Madam,

Yew Tree Farm, The Village, Farnley Tyas, Huddersfield, HD4 6UQ – Conversion of existing barn to form 8 dwellings, erection of 10 dwellings, demolition of redundant agricultural buildings and associated works

Thank you for consulting Yorkshire Water regarding the above proposed development. We have the following comments:

Waste Water

If planning permission is to be granted, the following conditions should be attached in order to protect the local aquatic environment and Yorkshire Water infrastructure:

The site shall be developed with separate systems of drainage for foul and surface water on and off site. The separate systems should extend to the points of discharge to be agreed.

(In the interest of satisfactory and sustainable drainage)





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There shall be no piped discharge of surface water from the development prior to the completion of surface water drainage works, details of which will have been submitted to and approved by the Local Planning Authority. If discharge to public sewer is proposed, the information shall include, but not be exclusive to:-

- a) evidence to demonstrate that surface water disposal via infiltration or watercourse are not reasonably practical;**
- b) evidence of existing positive drainage to public sewer and the current points of connection; and**
- c) the means of restricting the discharge to public sewer to the existing rate less a minimum 30% reduction, based on the existing peak discharge rate during a 1 in 1 year storm event, to allow for climate change.**

(To ensure that no surface water discharges take place until proper provision has been made for its disposal and in the interest of sustainable drainage)

1.) The submitted 'Drainage Strategy Report' 4011/DSR001 prepared by Bright Young, dated 30/06/21 requires amendments, but if planning permission is granted, the matter can be dealt with via condition.

In summary, the report states that

- a.) Foul water will discharge to public combined water sewer
- For part of the site sub- conditions do support the use of soakaways – those sections will discharge via soakaway – is there any scope for channelling all site surface water toward those parts of the site that will support infiltration?
- b.) A watercourse is remote from the site
 - c.) Those parts of the site that will not discharge via soakaway water will discharge to public combined sewer via storage with restricted discharge 12 litres/second – This is not acceptable.
 - d.) Those sections of impermeable area the site that will drain via soakaway must be removed from the drainage calculation, then a 30% reduction must be taken from that which remains.
 - e.) The means of surface water management has not been properly considered within the FRA/drainage report. Yorkshire Water requires further information regarding the means of draining surface water from the development

2.) The developer is proposing to discharge surface water to soakaway and public sewer however, sustainable development requires appropriate surface water disposal.

- a.) Yorkshire Water promote the surface water disposal hierarchy and the developer must provide evidence to demonstrate that surface water disposal via infiltration or watercourse are not reasonably practical before considering disposal to public sewer.
- b.) The developer and LPA are strongly advised to seek comments on surface water disposal from other drainage bodies as further restrictions may be imposed.





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- c.) The developer should rule out the possibility channelling all site surface water drainage to those parts of the site that support infiltration.
- d.) As a last resort, and upon receipt of satisfactory evidence to confirm the reasons for rejection of other methods of surface water disposal, curtilage surface water may discharge to public combined sewer. Surface water discharges to the public sewer must have a minimum of 30% reduction based on the existing peak discharge rate during a 1 in 1 year storm event, however this reduction must be based only on those sections of the site that have to drain to public sewer rather than soakaway.

Yours faithfully

Reuben Thornton
Developer Services Team

